

County of Monroe

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Board of County Commissioners

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MEMORANDUM

TO: Planning Commissioners

FROM: Jose Papa, Comprehensive Planning Manager

RE: Volume 1 Stock Island/Key Haven Livable CommuniKeys Plan

DATE: July 5, 2006

MEETING DATE: July 12, 2006

Background

Goal 101.20 of the 2010 Comprehensive Plan directs the County to develop a series of Community Master Plans through the Livable CommuniKeys Planning Program. Policy 101.20.1 requires the County to develop each master plan in accordance with twelve specific principles.

Volume I of the Stock Island/Key Haven Livable CommuniKeys Plan (LCP) was created through a series of community involvement tasks including: a survey and various public workshops. The process was designed to generate a community vision and alternative development scenarios. The Master Plan contains the strategies and action items that must be implemented to address the community's issues and objectives. It is important to note that Stock Island/Key Haven Livable CommuniKeys Plan, as well as all the other LCPs are living documents that should be continually reviewed and updated by the community.

Summary of Findings

The Stock Island/Key Haven community issues and objectives can be summarized in the following:

- Preserve affordable housing,
- Preserve commercial fishing,
- Enhance the community fishing character,
- Provide a community center,
- Improve public facilities,
- Improve regulations that improve the community without creating a financial burden on the individual, and
- Maintain the single family neighborhood character for Key Haven.

Based on the community issues and objectives identified above, a series of goals, strategies and action items were developed and are summarized below:

Goal One: Encourage redevelopment that maintains and enhances the economic diversity of the community.

The action items related to this goal includes the promotion of the maritime theme as a way of creating a community identity, allowing flexible development regulations for the redevelopment of non-conforming structures, building a downtown district, and acquiring waterfront property to support commercial fishing.

Goal Two: Direct future residential and commercial activities to areas most suitable in the Planning Area.

In order to achieve this goal, an evaluation of existing land uses is necessary to ensure that there is adequate land for current, and future residential and commercial development.

Goal Three: Preserve and increase the number of housing units available for low and very low income housing.

The strategies and action items related to Goal Three include the creation of an incentive system (density bonus, and reduced permit fees) to promote the maintenance and increase the supply of affordable housing for low and very-low income housing. Other strategies include the possibility of promoting live-aboards as a source of affordable housing supply.

Goal Four: Maintain affordable housing while providing for a mix of housing options.

Goal Four hopes to achieve a mix of affordable and market rate housing and ensuring that community character is not lost due to the redevelopment of the existing housing stock. Strategies and action items to achieve this goal include the creation of design guidelines that blend the existing character of Stock Island.

Many participants in the workshops expressed a dislike for the new developments that reflect styles typically seen in Key West. The community expressed a desire to develop design guidelines to ensure that redevelopment is consistent with the vision of the community.

Goal Five: Maintain and enhance the community character of a diverse and unique mixed-use community separate from Key West.

In order to define and enhance the community identity, the community would like to promote the historic maritime culture of Stock Island in signs, and entryway features.

Goal Six: Maintain and enhance natural resources, taking care to improve and protect water quality and beautify and preserve open space.

Strategies and Action Items to achieve this goal include restoring the hydrologic connectivity through the mangrove slough in the northwest portion of Stock Island, as well as improving stormwater treatment in the high density areas of Stock Island.

Goal Seven: Enhance existing park facilities and provide additional resources for active and passive land based recreation and protect shoreline access for water based recreational activities.

The main strategy and action item under this goal is to provide for maintenance and enhancement of existing recreational opportunities as well as implementation of the Harbor Preservation/Redevelopment Plan to preserve shoreline access on Stock Island.

Goal Eight: Define, maintain, and enhance the character of the US-1 Corridor.

The strategy and action items listed under this goal include the use of maritime themed art and entryway features to create a sense of identity for Stock Island. Another strategy is the creation of a sign kiosk along US-1 to direct visitors to the commercial services found off US-1 in Stock Island.

Goal Nine: Provide safe and efficient transportation system.

The main strategy and action item is to provide additional bus amenities, improve bicycle-pedestrian facilities such as the Overseas Heritage Trail, and amending the parking regulations to provide for bicycle and scooter parking.

Goal Ten: Provide adequate public facilities.

One of the identified needs on Stock Island is for a public library.

Goal Eleven: Encourage community involvement

The strategy and action items listed under this goal is consistent with those found in other adopted LCPs (Big Pine Key and Tavernier). In order to improve communication with the public, staff will provide updates on the website regarding status of the LCP. Furthermore, it is proposed that an advisory committee is created to advise the Planning Commission on project proposal within the Stock Island/Key Haven Planning area.

Recommendation:

Staff recommends conceptual approval.